

TOWN OF CLARENCE
One Town Place, Clarence, NY 14031
In-Person Zoning Board of Appeals Meeting Agenda
June 10, 2025 at 5:30 pm

* All applicants or their representatives must attend this meeting *

**** Property must be properly staked for inspection and remain staked until after the meeting. All Zoning Board of Appeals members will perform an inspection. ****

OLD BUSINESS

Appeal No. 3 – From the April 8, 2025 Meeting

Vishala & Kumar Neppalli
Residential Single-Family

Town Code Reference: §229-55(D)

Applicant requests a variance of 365 sq.ft. to allow a 1,325 sq.ft. attached accessory structure (garage) located at 4380 Westwood Road.

NEW BUSINESS

Appeal No. 1

Dr. Tova Ablove
Residential Single-Family

Town Code Reference: §229-52(B)

Applicant requests a variance of 4'8" to allow a 7'10" principal structure side yard setback to allow for an attached accessory structure (greenhouse) located at 9812 Willowleaf Court.

Appeal No. 2

Scott Kaelin
Agricultural Flood Zone

Town Code Reference: §229-34(F)(5)

Applicant requests a variance of 3' to allow a detached accessory structure to be set back 3' from the principal structure located at 9345 Wolcott Road.

Appeal No. 3

Anthony F. Tocco
Traditional Neighborhood

Town Code Reference: Map Cover 3887 SL 8

Applicant requests a variance of 5' to allow 20' principal structure rear yard setback located at 6831 Windsor Lane.

Appeal No. 4

James Fish
Residential Single-Family

Town Code Reference:

1. §229-52(B)
2. §229-53(A)

Applicant requests variances:

1. of 5'2" to allow 7'4" principal structure side yard setback to allow for an attached accessory structure (garage) addition; and
2. of 1'9" to allow an open porch to encroach 13'9" into the established front yard setback;

located at 6235 Willow Run Court.

Appeal No. 5

Rachel Valkwitch
Residential Single-Family

Town Code Reference: §101-3(C)(2)

Applicant requests a variance of 2' to allow a 6' fence to be located within the front yard setback located at 8590 Greenway Court.

This meeting will be recorded.